

File No: 2009010563
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(662) 393-4450

WARRANTY DEED

SIRIUS INVESTMENT, LLC

GRANTORS

TO

LUISA A. EDGERSON

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SIRIUS INVESTMENT, LLC., does hereby sell, convey and warrant unto LUISA A. EDGERSON, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 344, Section F, Fairfield Meadows, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 90, Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative of said Sirius Investment, LLC. this 17th day of February, 2009.

SIRIUS INVESTMENT, LLC

BY: Brian J. Hancock
Brian J. Hancock, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 17th day of February, 2009, within my jurisdiction, the within named Brian J. Hancock, who acknowledged that he is President of Sirius Investment, LLC., and that in said representative capacity he executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:

Grantor's Address:

7464 Donfield Cove
Hematon, La. 39138
work: 901-258-8019

Grantees' Address:

4430 Bradford
Horn Lake, MS 38627
work: 662-349-3244
Home: 901-484-8817

Janet R. O'Daniel
Notary Public

